

Planning Commission Date: November 12, 2003

Item No.

**MILPITAS PLANNING COMMISSION AGENDA REPORT**

Category: Public Hearing

Report prepared by: Staci Pereira

Public Hearing: Yes:   X   No:       

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**TITLE: TIME EXTENSION NO. P-TE2003-5**

Proposal: Request for a one-time, 18-month time extension for a previously approved Buddhist temple expansion (P-SA2002-20 and P-UA2002-5) for the Avatamsaka Buddhist Lotus Society.

Location: 50 South Main Street (086-27-032 & 086-27-046)

**RECOMMENDATION: Approval with conditions.**

Applicant: Tien Inn Master, Avatamsaka Buddhist Lotus Society, 50 South Main Street, Milpitas, CA 95035

Property Owner: Avatamsaka Buddhist Lotus Society, 50 South Main Street, Milpitas, CA 95035

Previous Action(s): "S" Zone Approval and amendment, use permit and amendment, EIA

General Plan Designation: Mixed Use

Present Zoning: Mixed Use District with Transit-Oriented-Development Overlay (MXD-TOD)

Existing Land Use: Buddhist temple, auto repair shop, vacant land

Agenda Sent To: Applicant/owner

Attachments: Plans, letter from the applicant dated 9/17/03

PJ No. 3120

## **BACKGROUND**

On October 25, 1989, the Planning Commission approved Use Permit No. 1006, an "S" Zone Application and EIA No. 540 for the two-story Buddhist Temple located at 50 South Main Street. In January 1992, the Planning Commission approved landscaping changes and a freestanding sign. On May 9, 2001, the Planning Commission approved two new buildings totaling approximately 17,000 square feet (including a sanctuary), underground parking and remodel of an existing building. Upon re-evaluating the approval for two new buildings in terms of costs and logistics, the applicant decided to modify the original approval to delete underground parking and the northern-most building. On May 8, 2002, the Planning Commission approved "S" Zone Approval Amendment No. P-SA2002-20 for a new 11,100 square foot building and modifications to the existing 8,000 square foot temple building as well as Use Permit Amendment No. P-UA2002-5 for a religious and dormitory facilities use. The approvals for these permits are to expire on November 6, 2003, hence the time extension request.

### **Site and Area Description**

The project site consists of two adjoining parcels located at the southeast corner of Main and East Carlo Streets. Combined, the two parcels total approximately 1.18 acres. Current uses on the project site include an auto service repair shop and the existing temple. The auto repair shop will be demolished as part of the project.

The subject site is located in the Midtown Specific Plan area. The project is in an established urban area with older one and two-story buildings and includes a mix of businesses including retail, eating establishments, automotive-related businesses, offices, other church and temples, industrial uses and professional services. Adjacent land uses include a daycare facility and railroad tracks to the east, beyond the tracks are heavy industrial (M-2) uses. To the north is a gas station and convenience mart and other auto repair uses. To the south is a motel and to the west is a small park and a fast food restaurant.

## **PROJECT DESCRIPTION**

The applicant's proposal includes two, two-story buildings: a new 11,110 square foot sanctuary and prayer area with classrooms and offices on the top floor and a renovated 7,986 square foot southern building that will contain a kitchen/cafeteria on the first floor and ten (10) dormitory units (nine on the second floor and one on the first floor). These buildings will be used for religious purposes including weekend services and classes, memorial services and occasional meeting during the weekdays.

In addition to the buildings, new on-site landscaping, streetscape amenities, trash enclosure and parking are also included in the project. Although the application was deemed complete prior to the adoption of the Midtown Specific Plan, staff worked with the applicant to incorporate landscape and building design elements that were consistent with the Midtown and which significantly enhance the development.

## TIME EXTENSION REQUEST

Pursuant to Zoning Ordinance Section 64.04, the applicant is requesting a time extension of the previous "S" Zone Approval Amendment No. P-SA2002-20 and Use Permit Amendment No. P-UA2002-5. As with any permit approval granted under the terms of the zoning ordinance (such as a Use Permit or "S" Zone), a permit expires in eighteen (18) months if not used or exercised. As defined in Section 64.04-2, a permit is "used" or "exercised" if the applicant does one or more of the following: a) obtains a building permit and completes a foundation, b) dedicates any land or easement as required from the zoning action or c) complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

The applicant has not "used" or "exercised" his permit as of yet. The applicant is working on obtaining building permits for the project. As of October 31, 2003, the second plan check submittal could not be approved by the Planning Division, as well as other departments. The applicant is working with the architect on addressing the City's comments and intends on submitting the revised plans for the third plan check review in the coming weeks.

## RECOMMENDATION

Close the Public Hearing. Recommend approval of a one-time, 18-month time extension (to expire on May 12, 2005) for S-Zone Approval Amendment No. P-SA2002-20 and Use Permit Amendment No. P-UA2002-5 subject to all previously approved and two new Planning Division Special Conditions (Nos. 22 and 23) and two new Engineering Special Conditions (Nos. 12 and 13):

## FINDINGS

1. The project is consistent with the Milpitas General Plan in that it provides a cultural center in a location that will best serve the city and will promote community beauty through enhanced landscaping elements and plaza furniture.
2. The project meets the purpose of the "S" Combining District by promoting orderly, attractive and harmonious development, as it will complement the surrounding buildings in terms of architectural style and color choice.
3. The project is not anticipated to result in a negative community impact as churches and caretaker's units are allowed with appropriate conditions within the C2 Zoning District (previous zoning) and in the MXD Zoning District (current zoning) and the project is the expansion of an existing religious facility. In addition the building architecture and landscaping are harmonious with the Midtown Plan and surrounding buildings.
4. A time extension is in compliance with the City of Milpitas Zoning Ordinance for permit approvals.

## SPECIAL CONDITIONS FROM PLANNING DIVISION (as originally approved, including two new conditions):

1. This approval is for a one-time eighteen (18) month time extension (P-TE2003-5) for a 11,110 square foot sanctuary building, and the renovation of the existing 7,986 square foot

building that includes ten (10) dormitory units, all in accordance with the plans approved on May 8, 2002. Any modification to the project as proposed will require an "S" Zone Approval Amendment and/or Use Permit Amendment by the Planning Commission. Minor modifications can be submitted to the Planning Division for review and approval by the Planning Commission Subcommittee. (5/8/02, P)

2. Any future concerns in regards to inadequate lighting or to glare or brightness from the new light poles in the parking lot, shall be addressed by the applicant to staff's satisfaction to correct the problem. (5/8/02, P)
3. Prior to building permit final, the applicant shall submit plans that indicate the garbage enclosure be built using cmu (masonry block) construction, designed and painted to match the existing buildings. (5/8/02, P)
4. Prior to building permit final, the applicant shall submit plans showing streetscape elements, including but not limited to benches, bicycle racks and decorative garbage receptacles. (5/8/02, P)
5. Prior to building permit issuance, the applicant shall submit to the Planning Division for approval revised landscaping plans which shall incorporate the following: (5/8/02, P)
  - a. Revised locations of street trees (some trees shall be located within the public sidewalk along Main and East Carlo Streets) to comply with City Streetscape Landscape standards.
  - b. Addition of matching, decorative 15-foot light poles in the rear plaza to provide lighting in this portion of the project.
  - c. Install or incorporate streetscape elements including benches, bicycle racks and decorative garbage receptacles.
6. Prior to building permit issuance, the applicant shall: (5/8/02, P)
  - a. Submit to the City a Transportation Demand Management Plan (TDM), that promotes carpooling/ridesharing and public transit
  - b. Submit a phasing plan to the City that ensures that all construction will be phased, such that there is adequate temporary parking and access.
7. The applicant shall comply with Planning Commission Resolution No. 453, a resolution related to tent sales and similar outdoor events, during all three (3) annual special events. It is the expectation that the parking demand will not exceed 78 parking stalls. If demand exceeds this number, a Use Permit Amendment will be required. (5/8/02, P)
8. The applicant shall comply with Planning Commission Resolution No. 168, a resolution of standard conditions for commercial development. (P-old)
9. This use shall be conducted in compliance with all appropriate local, state and federal laws and regulations, and in conformance with the approved plans. (P-old)
10. All mitigation measures in the project's mitigation monitoring program shall be implemented by the applicant at the appropriate stage of the project. (P-old)

11. For “S” Zone Approval, prior to issuance of Building Permits, the applicant shall pay to the City a fair share contribution fee in the amount of \$75,000 toward the addition of a traffic signal at the intersection of East Carlo and Main Streets. (P,T, Mitigation Measure No. 6-old)
12. Prior to any tree removal, the applicant shall obtain a tree removal permit from the City Parks and Facilities Department. (P-old)
13. Prior to building permit issuance, building permit plans shall show that all above ground utilities (backflow preventers) and necessary fire equipment (as per Fire Department Standards). (P, E, F-old)
14. Prior to building permit issuance, building permit plans shall show that all rooftop-mounted equipment (HVAC, etc.) shall be screened from views by locating behind a parapet wall or placed in the roof well. (P-old)
15. The trash/recycling enclosure shall comply with the requirements of City Council Resolution No. 6296, “Guidelines for Recycling Enclosures.” Applicant shall submit building permit plans showing enclosure plumbed to sewer with hot and cold running water. (P-old)
16. The trash bins and trash/recycling enclosure area shall be kept clean by double-bagging garbage and by frequent sweeping and disposal of any spilled solid waste. (P-old)
17. As part of the grading permit application, the project developer shall submit to the Planning Division a plan for notifying the public about upcoming grading activities and to respond to nuisance complaints, for review and approval by the Planning Division staff. Once approved, this plan shall be implemented and maintained throughout the construction process. (P-old, Mitigation Measure No. 2)
18. During excavations, if a contaminant is found in levels above the total threshold limit concentration (TTLC), the developer shall cease excavation and contact the City Planning staff. The developer shall implement a remediation and worker safety program, which has been designed by a qualified specialist and approved by City staff. Additionally, if the contaminated soils are kept on site, the developer shall record a disclosure statement with the County Recorder’s Office which has been approved by City staff, which includes a map showing the final location of the soils and their level of contamination. (P-old, Mitigation Measure No. 3)
19. During final project design and construction: (P-old, Mitigation Measure No. 4)
  - a. To the extent feasible, design the project facilities to direct runoff into constructed shallow swales to capture runoff and allow it to infiltrate into the soil. Incorporate design concepts recommended in the Bay Area Stormwater Management Agencies Association’s “Start at the Source” Design Guidance Manual for Stormwater Quality Protection (BASMAA 1999);
  - b. Implement standard best management practices (BMPs) for the control of erosion during the temporary stockpiling of excavated soils with fiber rolls and installing sand or gravel bags to minimize runoff impacts to halt runoff from entering the storm drainage system;

- c. Applicant shall submit plans depicting non-structural and structural post-construction BMPs for maximum feasible implementation pursuant to the City of Milpitas Urban Runoff Management Program.
20. All construction equipment shall be equipped with mufflers or other equivalent mitigation. The applicant will be required to demonstrate to the City that all construction equipment used at the project will be properly equipped. (P-old, Mitigation Measure No. 5)
21. During all construction activities on-site, the project applicant/developer shall adhere to the following Best Management Practices as suggested by BAAQMD: (P-old, Mitigation Measure No. 1)
  - a. Watering all exposed or disturbed soil surfaces, at least twice daily, as necessary to eliminate visible dust plumes;
  - b. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least a 2 feet freeboard level within their truck beds;
  - c. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles of debris, soil, sand, or other materials;
  - d. Suspension of all earthmoving or other dust-producing activities or equipment during periods of high winds when watering cannot eliminate visible dust plumes;
  - e. Apply water 3 times daily or apply (non-toxic) soil binders on all unpaved access roads parking areas and staging areas at construction sites;
  - f. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
  - g. Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets;
  - h. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more).
  - i. Limit traffic speeds on unpaved areas to 5 mph.
22. If at the time of application for permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (11/12/03, P)
23. If at the time of application for a certificate of occupancy there is a project job account balance due to the City for recovery of review fees, a certificate of occupancy shall not be issued until the balance is paid in full. (11/12/03, P)

**SPECIAL CONDITIONS FROM ENGINEERING DIVISION (as originally approved, including two new conditions):**

1. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until

water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)

2. Prior to any building permit issuance, the developer shall dedicate necessary public service utility easements, sidewalk easements, roadway easements and easements for water and sanitary sewer purposes, as shown on the Engineering services "S", dated 3/25/02. (E)
3. Prior to any building permit issuance, the developer shall make a concerted attempt to remove the existing 20' wide private ingress and egress easement, as shown on the Engineering services "S", dated 3/25/02. (E)
4. At the time of building permit plan check submittal, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to any building permit issuance. (E)
5. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements along S. Main Street and Carlo Street, including but not limited to curb and gutter, pavement, sidewalk, street lights, street trees, storm drain, sewer and water services. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer may also be required to execute a secured public improvement agreement. (E)
6. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
7. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements. (E)
8. Prior to occupancy permit issuance, the applicant shall construct a trash enclosure, designed per the Development Guidelines for Solid Waste Services. City review/approval is required prior to construction of the trash enclosure. (E)
9. Prior to any work within the public right-of-way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
10. This site is located in Underground District #1. All services, including but not limited to, telephone and electric must be moved underground. (E)
11. Prior to any building permit issuance, the developer shall file and record a parcel map or a lot line adjustment to remove the common lot line, as shown on the Engineering services "S", dated 3/25/02. (E)
12. Prior to occupancy permit issuance, the property owner/manager shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with BFI for commercial services:

- A. An adequate level of service for trash collection.
- B. An adequate level of recycling collection.
- C. Applicant may need to maintain a tallow account if it is determined by the Engineering Utility Section to be required. Please contact Leslie Stobbe at (408) 586-3352.

After the applicant has started its business, BFI commercial representative shall determine the adequacy of the solid waste level of services. If services found to be inadequate, the property owner/manager shall increase the service to the level determined by the evaluation. For general information contact BFI at (408) 432-1234, x-264. (11/12/03, E)

13. The developer shall submit the following items with the building permit application and pay the related fees prior to final inspection (occupancy) by the Building Division:
- A. Water Service Agreement(s) for water meter(s) and detector check(s).
  - B. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.

Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (11/12/03, E)

(P) = Planning Division  
(T) = Transportation Division  
(E) = Engineering  
(F) = Fire Department  
(old) = Previous Condition



\*5

Sept. 17th, 2003

City of Milpitas  
Planning Division  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

Att: Troy Fujimoto  
Acting Associate Planner  
Re: Expansion of  
Avatamsaka Buddhist Lotus Society

Undersigned on behalf of Avatamsaka Buddhist Lotus Society is requesting a Time Extension for the captioned project, which the approved Use Permit & its Amendment will be expired on Nov. 8th, 2003.

Currently, the issuance of building permit might be able to be accomplished in early Nov. Ground breaking could take place in Dec. or early Jan. next year.

Sould you have questions please feel free to contact me in person, or our Project Architect, thanx.

Best regards,

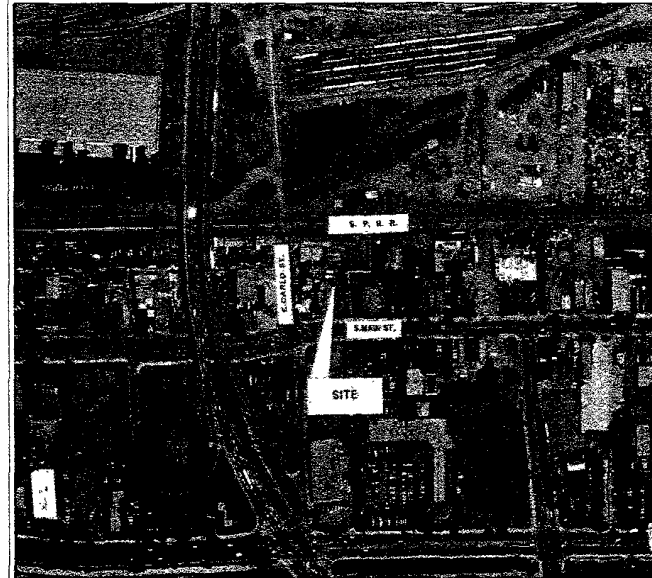


Tien Inn Master

# LOCATION MAP



N.T.S



## DRAWING INDEX

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## CONSULTANTS

ARCHITECT :	STEVE YANG & ASSOCIATES	1618 WILLOWHURST AVE. SAN JOSE, CA 95125	TEL (408) 694-1618 FAX (408) 694-8888
CIVIL ENGINEER :	WESTFALL ENGINEERS	14583 BIG BASIN WAY SARATOGA, CA 95070	TEL (408) 667-0244
SOIL ENGINEER :			
LANDSCAPE ARCHITECT :	REED ASSOCIATES	477 S. TAAFFE AVE. SUNNYVALE, CA 94086	TEL (408) 481-9020
STRUCTURAL ENGINEER :			
MECHANICAL ENGINEER :			
ELECTRICAL ENGINEER :			

## PROJECT DATA

1. CURRENT ZONING	'C2' GENERAL COMMERCIAL	4. BUILD'S SET BACKS	FRONT	SIDE	REAR
2. PROJECT CONTAINS TWO PARCELS		(N) SANCTUARY BLDG	52'-10"	106'-10"	33'-6"
86-27-32 (PARCEL A)		(S) RIGHT WING BLDG	23'-7"	15'-8"	70'-3"
86-27-46 (PARCEL B)		(N) PSEU	10'	3'	
3. GROSS SITE AREA		10. OFF-STREET PARKING			
PARCEL A - 21,200 SF		A. STANDARD	5(10.5'X18')	93%	
PARCEL B - 24,300 SF		B. HC	4(10.0'X18')	7%	
TOTAL - 51,500 SF (1.18 ACS)		C. TOTAL	35	100%	
4. LOT MERGER IS TO BE REQ'D		11. EXISTING SITE TOPO. IS FLAT. SURFACE GRADING			
5. PARCEL A HAS AN EXISTING 2-STORY BUILDING TO BE REMODELED (INTERIOR)		IS TO BE MIN. WITH EXCEPTION OF REMOVAL OF			
6. PROJECT IS TO BE A CULTURAL RELIGIOUS COMPLEX CONTAINING TWO(2)		EXISTING 1-STORY AUTOMOTIVE BUILDING ON PARCEL B			
2-STORY HIGH BUILDINGS FORMING A PLAZA OPEN SPACE FRONTING STS					
7. GROSS BUILDING AREA FOR TWO(2) BUILDINGS					
EXISTING, RIGHT WING	7,886 SF				
NEW SANCTUARY HALL	11,110 SF				
SUB-TOTAL	19,096 SF				
* PAR = (19,096/51,500 = 37% (LESS THAN 50%))					
8. GROSS BUILDING 'COLONNADE' AREA FOR TWO(2) BUILDINGS					
EXISTING, SOUTH RIGHT WING	2,144 SF				
NEW SANCTUARY HALL	4,546 SF				
SUB-TOTAL	6,744 SF				

OWNER :

AVATAMSAKA BUDDHIST LOTUS SOCIETY  
50 S. MAIN STREET  
MILPITAS, CA  
(408) 942-0874

EXPANSION  
OF

AVATAMSAKA BUDDHIST LOTUS SOCIETY  
50 S. MAIN STREET, MILPITAS, CA



Steve Yang  
& Associates  
architectural  
planning  
& design

1618 WILLOWHURST AVE  
SAN JOSE, CA 95125  
(408) 694-1618

Revisions	By

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Sheet  
A-0  
or

SOUTHERN PACIFIC RAILROAD

RAILROAD AVE.

WINSOR ST

E. CARLO STREET

DAY CARE CENTER

(E) 1-STORY BLDG

REMOVE (E) W/ C.L. FENCE

(E) G.E. TO BE REMOVED

(E) W/ FENCE TO REMAIN

REMOVE (E) PAV'G & UNDERGND UTILITIES AS REQ'D

REMOVE (E) PAV'G UNDERGND UTILITIES AS REQ'D

MOTEL

(E) 2-STORY BLDG TO REMAIN W/ RENOVATION WORK

(E) EXTERIOR CORRIDOR TO REMAIN

REMOVE (E) DIRT

S MAIN ST.

EXIST SITE PLAN

(DEMOLITION PLAN)

NOTES: LOT COMBINATION IS REQ'D  
SCALE: 1"=20'-0"



SUEVE YONG  
& ASSOCIATES  
architects, interior  
planners,  
landscape  
& design

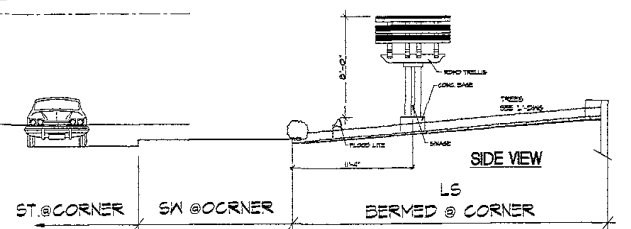
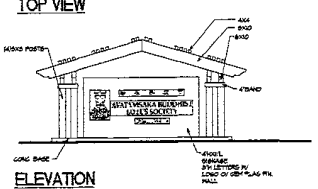
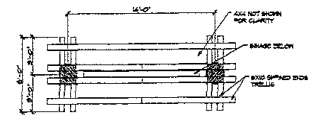
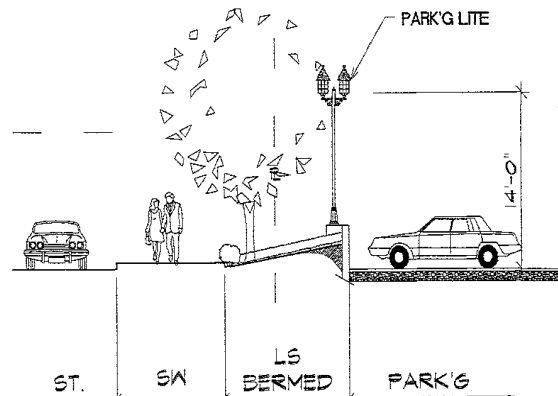
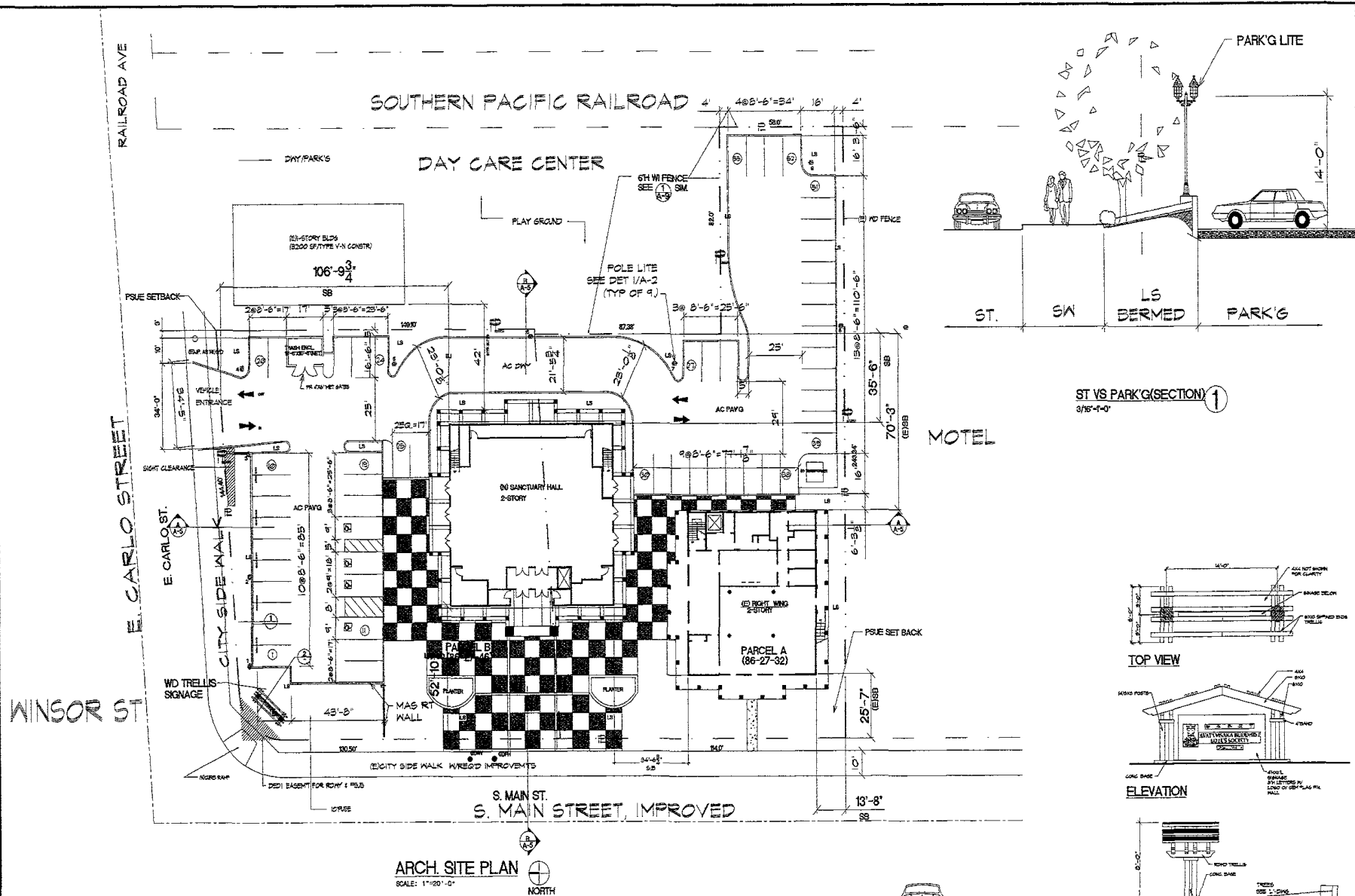
808 MELLON AVE.  
SAN JOSE, CA 95128-2500  
(408) 644-1000

EXPANSION  
OF  
AVATAMSAKA BUDDHIST LOTUS SOCIETY  
60 S. MAIN STREET  
MILPITAS, CA

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A-1  
of



**TRELLIS / SINAGE 2**  
3/16"-1'-0"

**AVATAMSAKA**  
Steve Yang & Associates  
ARCHITECTS  
PLANNING  
ARCHITECTURE  
& DESIGN  
160 W. LUCAS ST. SUITE 200  
SAN JOSE, CA 95128  
(408) 634-6183

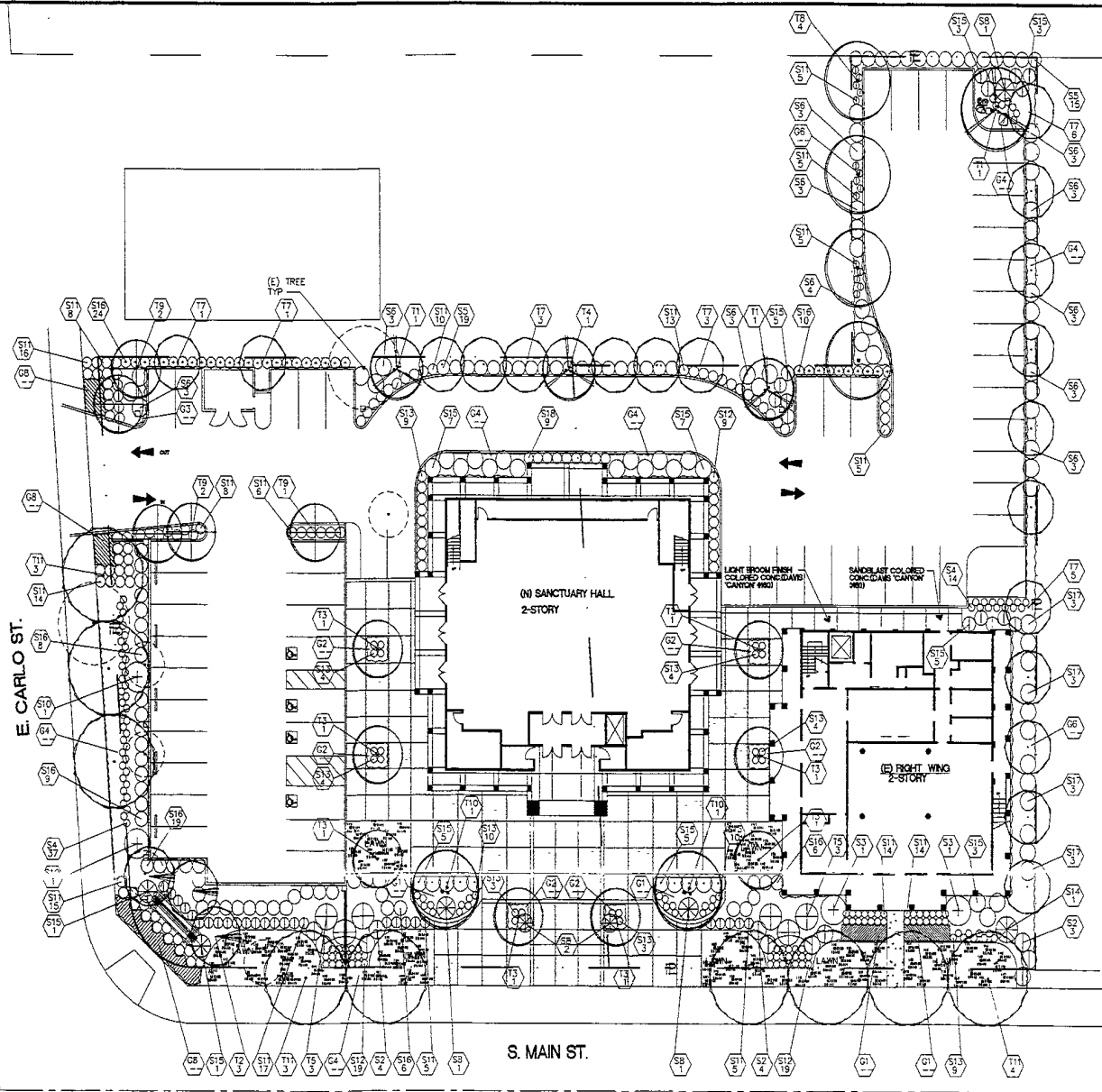
**EXPANSION OF**  
**AVATAMSAKA BUDDHIST LOTUS SOCIETY**  
50 S. MAIN STREET  
MILPITAS, CA

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Sheet  
**A-2**  
OF





# PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
<b>TREES</b>					
T1	ACER PALMATH	JAPANESE MAPLE	3	15 GAL	MULTI-TRUNK
T2	SECOIA S. 'ARTOS BLUE'	COAST REDWOOD	3	24" BOM	NATURAL
T3	LIPTOSPERMUM S. 'KEATLEY'	NGN	5	15 GAL	MULTI-TRUNK
T4	PYRUS C. 'REDSPICE'	FLOWERING PEAR	1	24" BOM	MULTI-TRUNK
T5	PIRUS MUGO MUGO	MUGO PINE	6	15 GAL	NATURAL
T6	PODOCARPUS MACROPHYLLUS	YUJI PINE	15	15 GAL	NATURAL
T7	TRISTANIA CONFERTA	BRISBANE BOX	4	15 GAL	MULTI-TRUNK
T8	ACER P. 'SANGO KAKU'	CORAL BARK MAPLE	5	15 GAL	NATURAL
T9	SOPHORA JAPONICA	JAPANESE POGODA TREE	2	15 GAL	MULTI-TRUNK
T10	ACER RUBRUM	RED MAPLE	1	24" BOM	STANDARD
<b>SHRUBS</b>					
S1	...	...	...	...	...
S2	LOROPETALUM CHINESE 'RAZLEBERRY'	NGN	11	5 GAL	...
S3	JUNIPERUS C. 'TORULOSA'	HOLLYWOOD JUNIPER	2	5 GAL	...
S4	HYPERICATA C. 'BURSA'	JAPANESE BLOOD GRASS	51	5 GAL	...
S5	BATBOO M. 'ALPINE KARR'	ALPINE KARR BATBOO	34	5 GAL	...
S6	PITTOSPORUM T. 'YAREGATA'	TOBIRA	34	5 GAL	...
S7	...	...	...	...	...
S8	CYTISUS REVOLUTA	SAGO PALM	5	5 GAL	...
S9	...	...	...	...	...
S10	JUNIPERUS C. 'WITZINGERA COMPACTA'	COMPACT WITZINGER JUNIPER	2	5 GAL	...
S11	AGAPANTHUS 'RANCHO WHITE'	WHITE LILY-OF-THE-VALLEY	165	1 GAL	...
S12	AGAPANTHUS 'QUEEN ANNE'	LILY-OF-THE-VALLEY	41	1 GAL	...
S13	LIRIOPE M. 'SILVER STAR PROOF'	VARYGATED TURF LILY	600	5 GAL	...
S14	PIRUS M. MUGO	MUGO PINE	1	5 GAL	...
S15	CAMELLIA S. 'SHIBUI GUMMERA'	CAMELLIA	45	5 GAL	...
S16	RHAMNOLIPS U. 'TINOR'	NGN	82	5 GAL	...
S17	PHOTINIA FRAXINIFOLIA	NGN	7	5 GAL	...
S18	HEPACODON 'EVERGREEN YELLOW'	PATILLY	9	1 GAL	...
S19	...	...	...	...	...
<b>GROUND COVERS</b>					
G1	HESTICA D. 'SILVER CA'	BLUE FESCUE	...	PLATS	2" O.C.
G2	OPHIPOGON - 'NIGRESCENS'	MOMO GRASS	...	PLATS	6" O.C.
G3	JUNIPERUS CONFERTA	SHORE JUNIPER	...	1 GAL	24" O.C.
G4	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	...	1 GAL	24" O.C.
G5	DIACONISOLA 'MAGNA AUREOLA'	NGN	...	PLATS	6" O.C.
G6	HEPACODON 'WALLI'	WALLI'S IVY	...	PLATS	2" O.C.
G7	ROSMARINUS PROSTRATUS	ROSEMARY	...	1 GAL	24" O.C.
G8	ANNUAL COLOR	...	...	4" POT	1" O.C.

## PLANTING NOTES:

- THE CONTRACTOR SHALL DETERMINE PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR INFORMATION USE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED USE TRIANGULAR SPACING.
- 51A 5 INDICATES PLANT KEY

51A 5 INDICATES PLANT QUANTITY
- 600 LAMN TO BE DOUBLE-DWARF CHAMPION HYBRID FESCUE OR EQUAL.
- FOR ADDITIONAL INFORMATION, SEE DETAILS AND SPECIFICATIONS SHEETS.



Steve Yang  
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landscape architecture  
planning  
environmental  
& design  
100 MILLIKEN BLVD.  
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(408) 944-4400

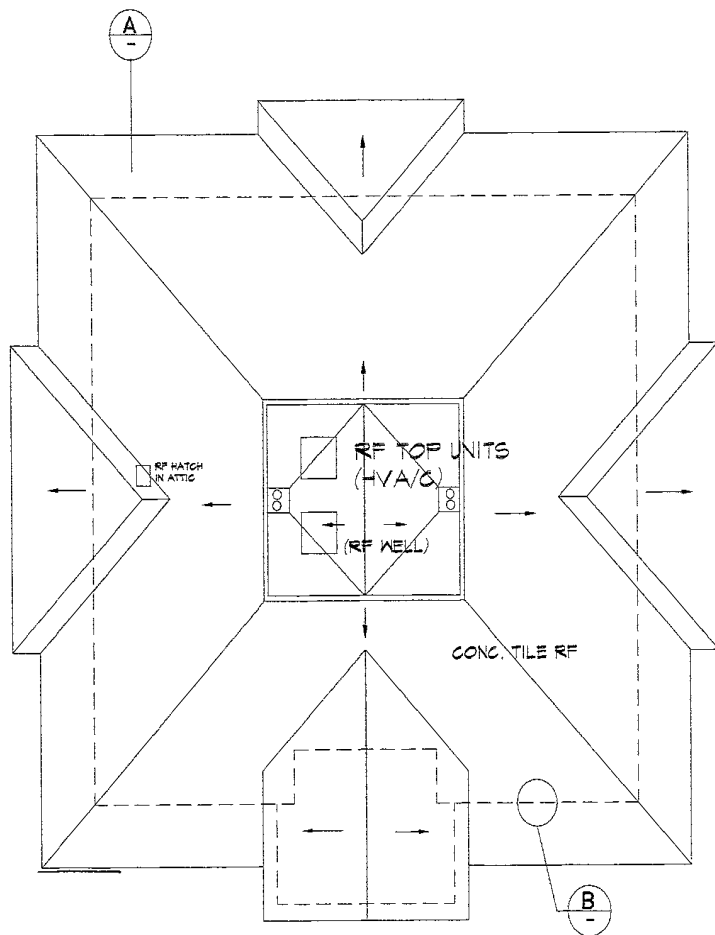
EXPANSION OF  
AVATAMSAKA BUDDHIST LOTUS SOCIETY  
50 S. MAIN STREET, MILPITAS, CA  
(408) 942-0074



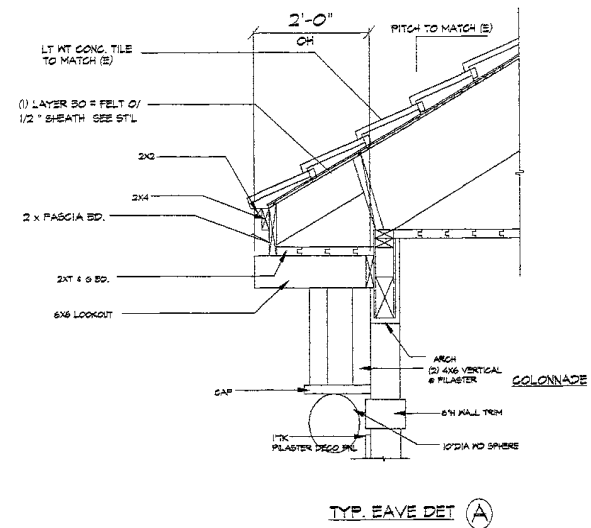
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Date 2/27/02  
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Job No.

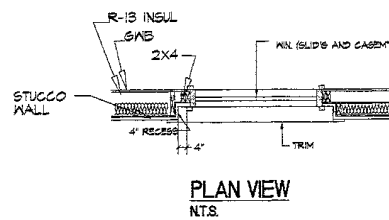
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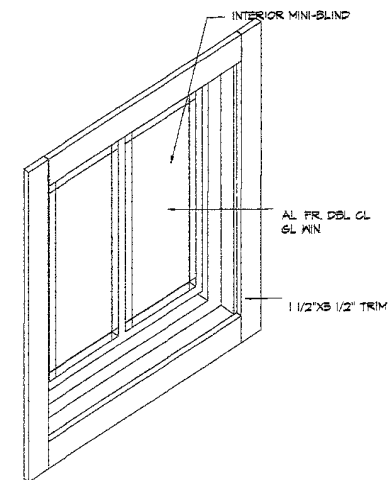
ROOF PLAN  
SCALE: 1/8"=1'-0"



TYP. EAVE DET (A)



PLAN VIEW  
N.T.S.



(B) WIN ISOMETRIC VIEW  
N.T.S.

(N) SANCTUARY HALL



Steve Tong  
& Associates  
architects, interior  
planning,  
architecture  
& design

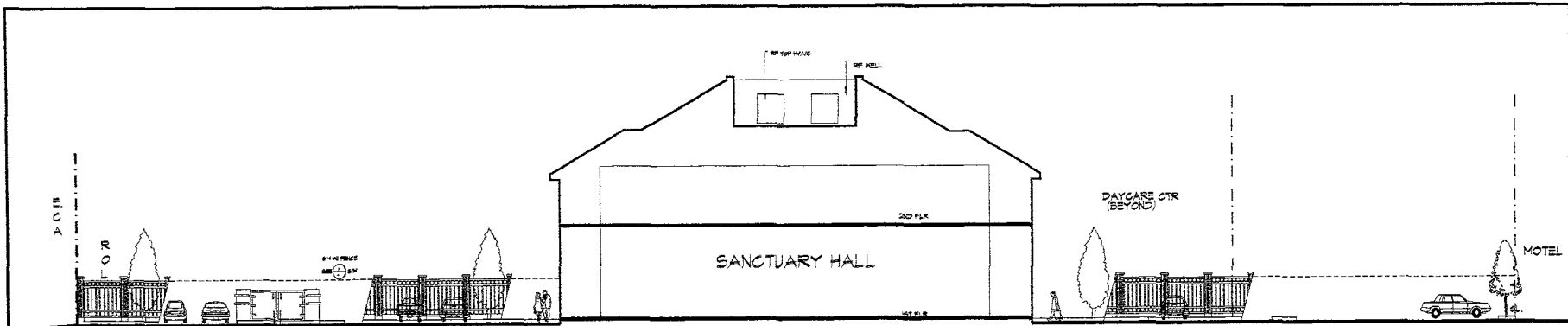
800 MILLIKEN AVE.  
SAN JUAN, CA 92093-1000  
(408) 544-4000

EXPANSION  
OF  
AYATANSKA BUDDHIST LOTUS SOCIETY  
50 S. MAIN STREET  
MILPITAS, CA

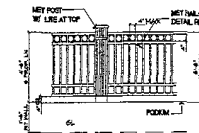
Revisions	By

Drawn	NH
Check	SY
Date	1/15/02
Scale	AS-NOTED
Job No.	9721

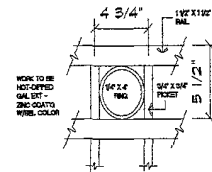
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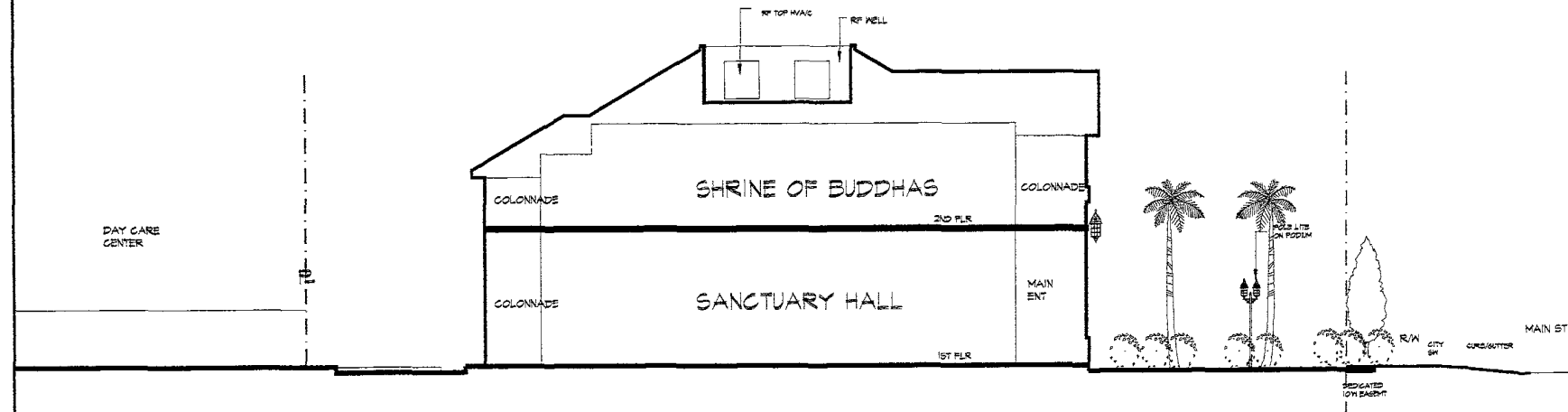
**A** LONGITUDINAL SITE SECTION  
SCALE: 1"=10'-0"



① GUARD RAIL FENCE  
SCALE: 1"=1'-0"



② ORNAMENTAL MET RAIL  
SCALE: 1"=1'-0"



**B** TRANSVERSE SITE SECTION  
SCALE: 1"=10'-0"



Steve Tong  
& Associates  
architects/landscape  
planning  
interiors  
& design

1616 KILLOMERS AVE.  
SAN JOSE, CA 95128-2001  
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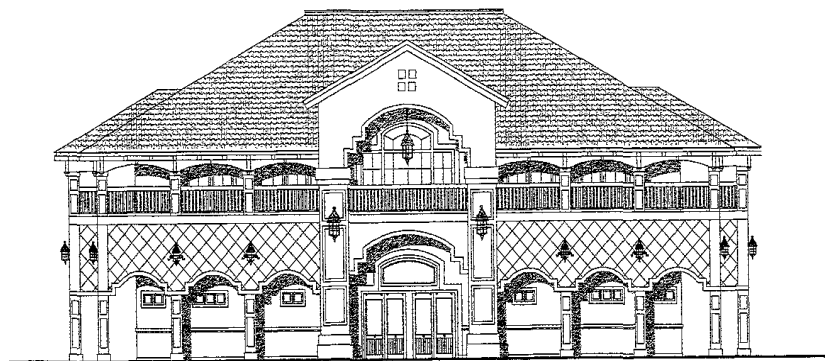
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OF  
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650 S. MAIN STREET  
MILPITAS, CA

Revisions	By

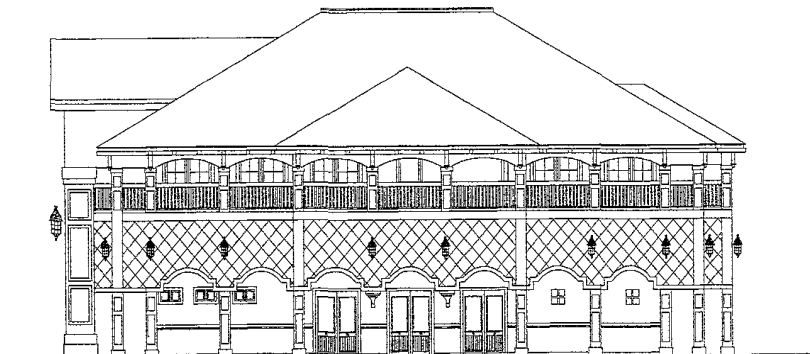
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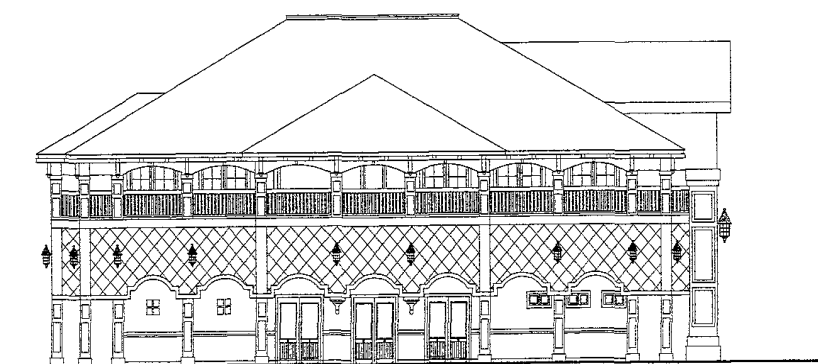




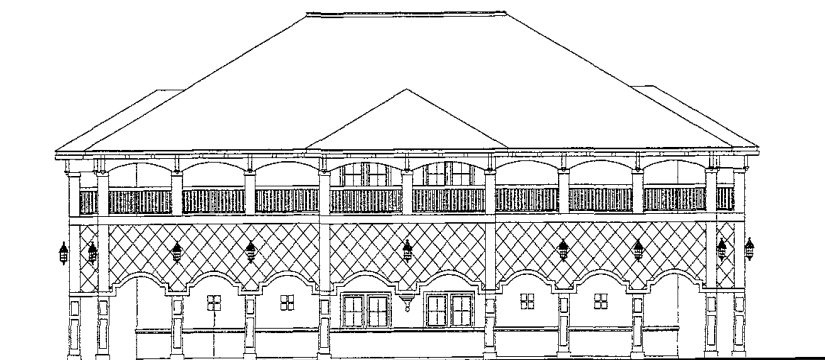
WEST  
SCALE: 1/8"=1'-0"  
VIEWED FROM S. MAIN ST.



SOUTH



NORTH



MALL TILES (TYP)

EAST

(N) SANCTUARY



Steve Yang  
& Associates  
architects design  
planning  
architecture  
& design

618 MILLIKEN AVE.  
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EXPANSION  
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Revisions By

Drawn NH

Check SY

Date 1/15/02

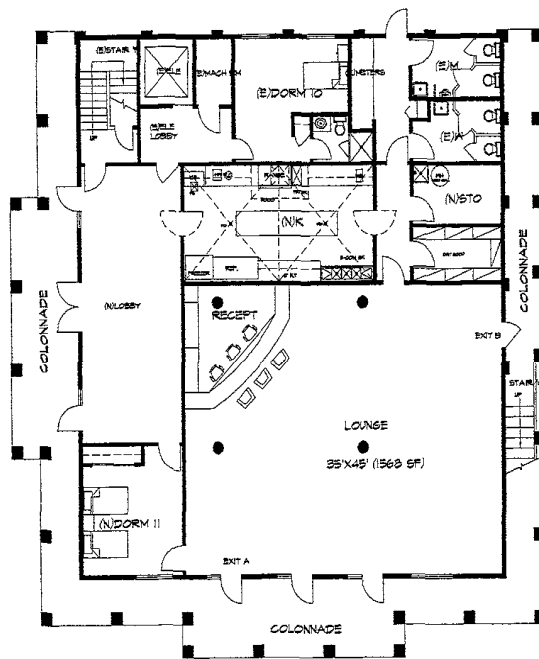
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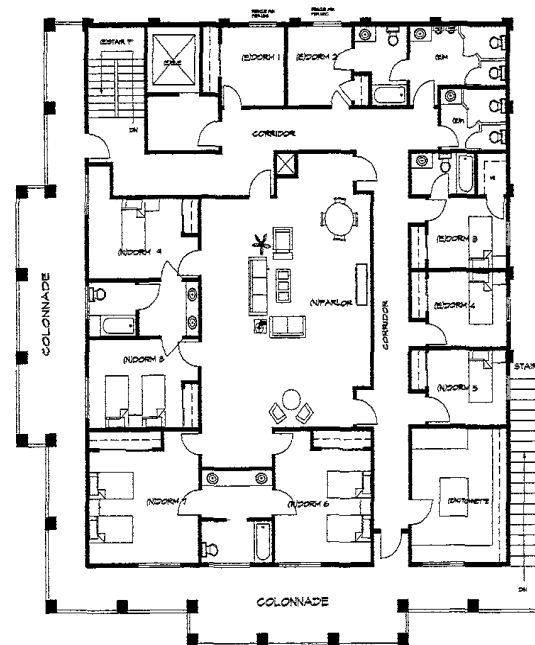
A-6

of



(E) 1ST FLOOR PLAN  
SCALE: 1/8"=1'-0"  
NORTH

GROSS AREA: 5,993 SF  
COLONNADE: 1,047 SF  
AS OCCUPANCY  
V-1 CONSTR TYPE



(E) 2ND FLOOR PLAN  
SCALE: 1/8"=1'-0"

GROSS AREA: 5,993 SF  
COLONNADE: 1,047 SF  
NOTE: MINOR TO BE OBSERVED TO MEET USG SIZE FOR RESIDE  
R-1 OCCUPANCY  
V-1 CONSTR TYPE

(E)BLDG (RENOVATED)



Steve Tong  
& Associates  
architects interior  
planning  
interior design  
& design

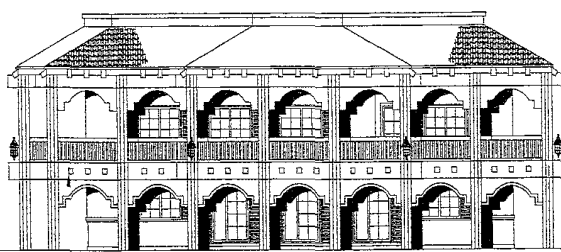
150 ALHAMBRA AVE.  
SAN JOSE, CA 95126-2500  
(408) 644-1616

EXPANSION  
OF  
AVATAMBAKA BUDDHIST LOTUS SOCIETY  
50 S. MAIN STREET  
MILPITAS, CA

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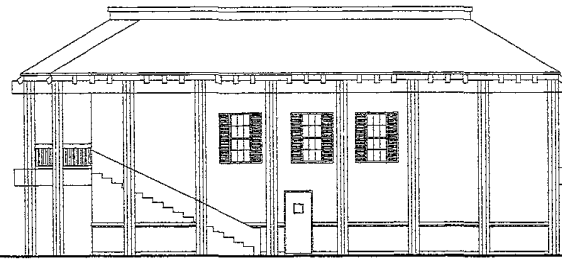
Drawn	HH
Check	SY
Date	1/15/02
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Job No.	9721

Sheet  
A-7  
or



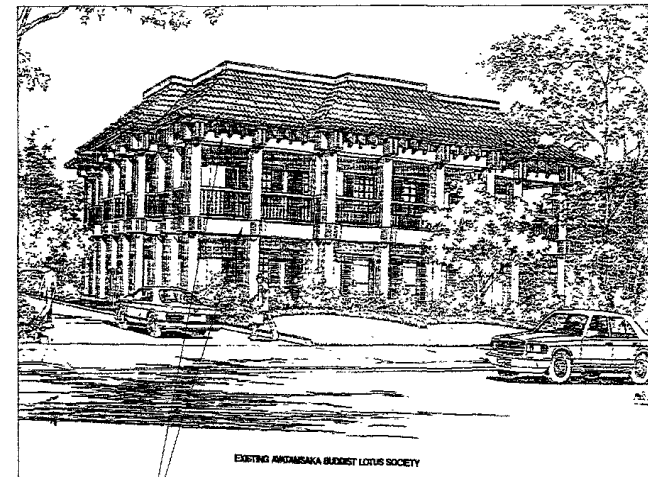
WEST ELEVATION

SCALE: 1/8"=1'-0"  
(VIEWED FROM S. MAIN ST.)



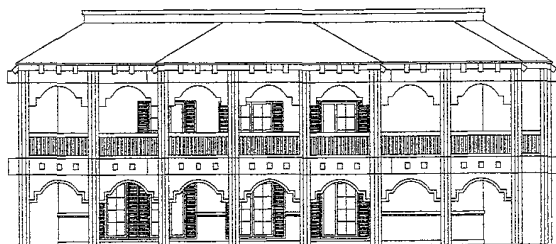
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



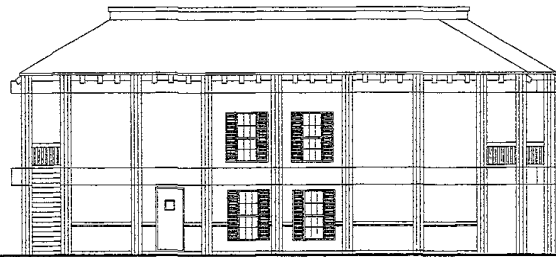
EXISTING AVATAMSAKA BUDDHIST LOTUS SOCIETY

ADD STUCCO ARCH (TOP & BOTT.)



NORTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

(E) BLDG(RENOVATED)



Steve Yang  
& Associates  
architects/interior  
planning  
architecture  
& design

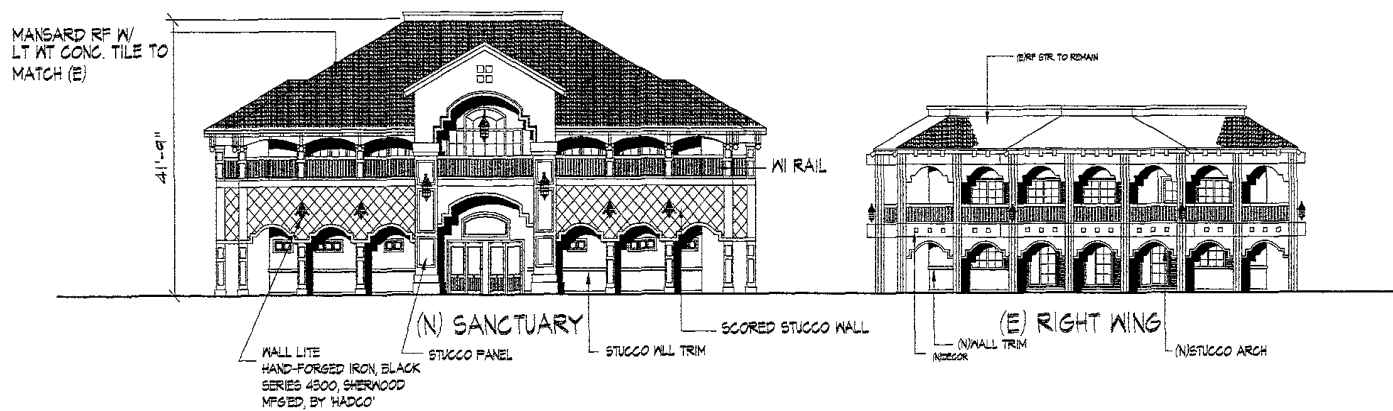
168 HOLLOWAY AVE.  
SAN JOSE, CA 95128-5500  
(408) 644-1616

EXPANSION  
OF  
AVATAMSAKA BUDDHIST LOTUS SOCIETY  
50 S. MAIN STREET  
MILPITAS, CA

Revisions	By

Drawn	AK
Check	SY
Date	1/15/02
Scale	AS-NOTED
Job No.	9721

Sheet  
A-8  
of



VIEWED FROM S. MAIN STREET  
SCALE: 1"=10'-0"



Steve Yang  
& Associates  
architects/drafters  
planning  
architecture  
& design

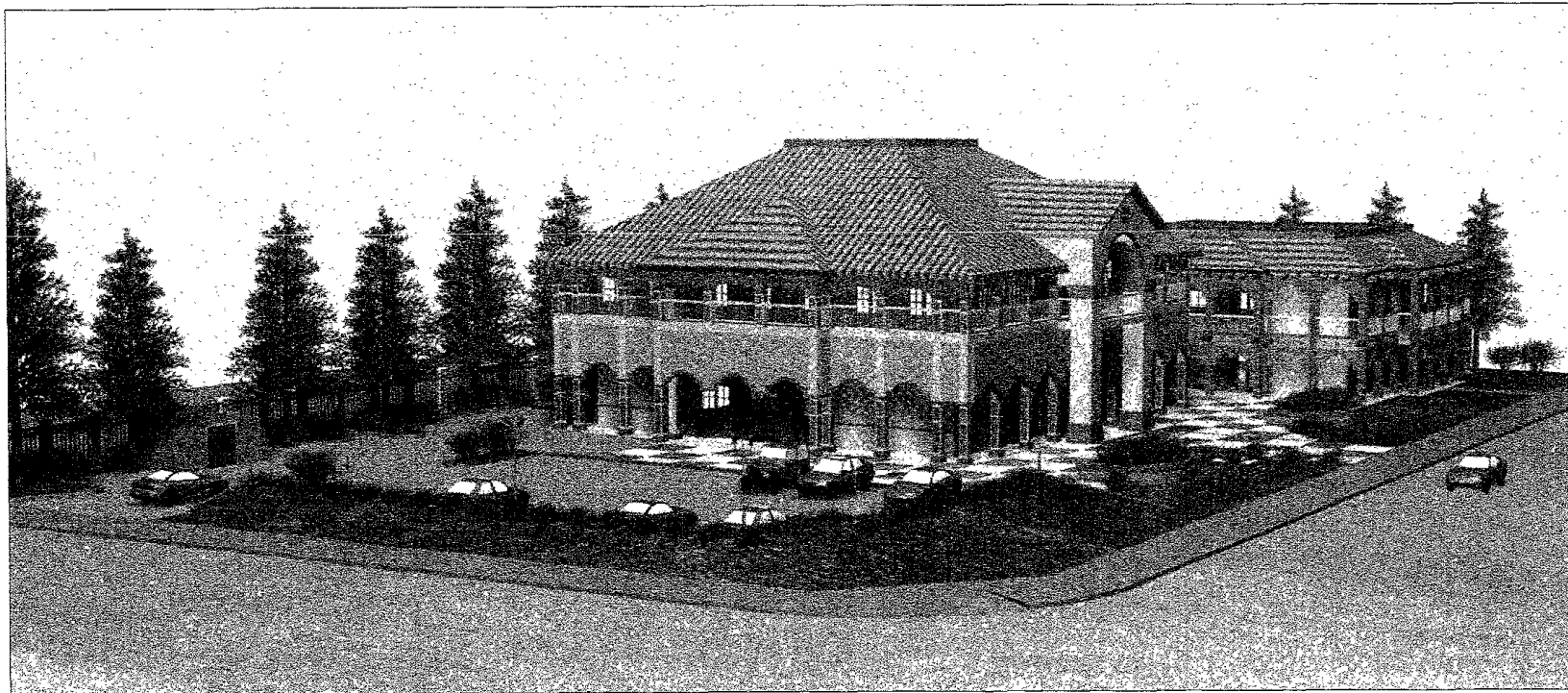
515 HOLLOWAY AVE  
SAN JOSE, CA 95128-2560  
(408) 954-1010

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Drawn	NH
Check	SY
Date	1/15/02
Scale	AS-NOTED
Job No.	9721

Sheet  
A-9  
of



-BIRD-VIEW PERSPECTIVE-



Steve Yang  
& Associates  
architects, interior  
planning,  
construction  
& design

810 HILLCREST AVE.  
SAN JOSE, CA 95128-0800  
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EXPANSION  
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Drawn	NH
Check	SY
Date	1/15/02
Scale	AS NOTED
Job No.	9721

Sheet  
A-10  
Of